108.0	0002	0043.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	715,400	/	715,400
USE VALUE:	715,400	/	715,400
ASSESSED:	715,400	/	715,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
337		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAWES FRANCIS BRADFORD &
Owner 2:	HAWES JOHNSON ELIZABETH
Owner 3:	
Street 1:	337 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHUSTER EDWARD/MICHAEL/TRS -
Owner 2:	SCHUSTER TRUST -
Street 1:	337 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8933.000	233,400	400	481,600	715,400
Total Card	0.205	233,400	400	481,600	715,400
Total Parcel	0.205	233,400	400	481,600	715,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.77 | /Parcel: 407.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 69286
GIS Ref
GIS Ref
Insp Date: 01/30/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0043.0

!8507!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,400	400	8,933.	481,600	715,400		Year end	12/23/2021
2021	101	FV	225,600	400	8,933.	481,600	707,600		Year End Roll	12/10/2020
2020	101	FV	225,600	400	8,933.	481,600	707,600	707,600	Year End Roll	12/18/2019
2019	101	FV	191,600	400	8,933.	488,500	680,500	680,500	Year End Roll	1/3/2019
2018	101	FV	191,600	400	8,933.	364,600	556,600	556,600	Year End Roll	12/20/2017
2017	101	FV	191,600	400	8,933.	330,200	522,200	522,200	Year End Roll	1/3/2017
2016	101	FV	191,600	400	8,933.	316,500	508,500	508,500	Year End	1/4/2016
2015	101	FV	179,000	500	8,933.	268,300	447,800	447,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:27:18

LAST REV

Date	Time
10/20/16	08:49:19

danam

USER DEFINED

Prior Id # 1:	69286
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8507

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHUSTER EDWARD	53895-30		11/24/2009		447,000	No	No		
SCHUSTER EDWARD	31158-71		2/24/2000	Family	1	No	No	4	
	9534-101		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2016	611	Redo Bas	19,000					remod exist finish
11/12/2014	1550	Redo Bat	12,350					Bathroom remodel.
10/16/2012	1327	Redo Bat	13,650	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2015	Permit Insp	PC	PHIL C
7/3/2013	Info Fm Prmt	EMK	Ellen K
1/30/2009	Meas/Inspect	189	PATRIOT
11/10/2000	Hearing N/C		
11/23/1999	Inspected	267	PATRIOT
10/26/1999	Measured	256	PATRIOT
7/23/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8933		Sq. Ft.	Site		0	70.	0.77	5									481,595						481,600	

Total AC/HA:	0.20507	Total SF/SM:	8933	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,595	Spl Credit		Total:	481,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	147.015
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338333
Depreciation:	104883
Depreciated Total:	233450

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

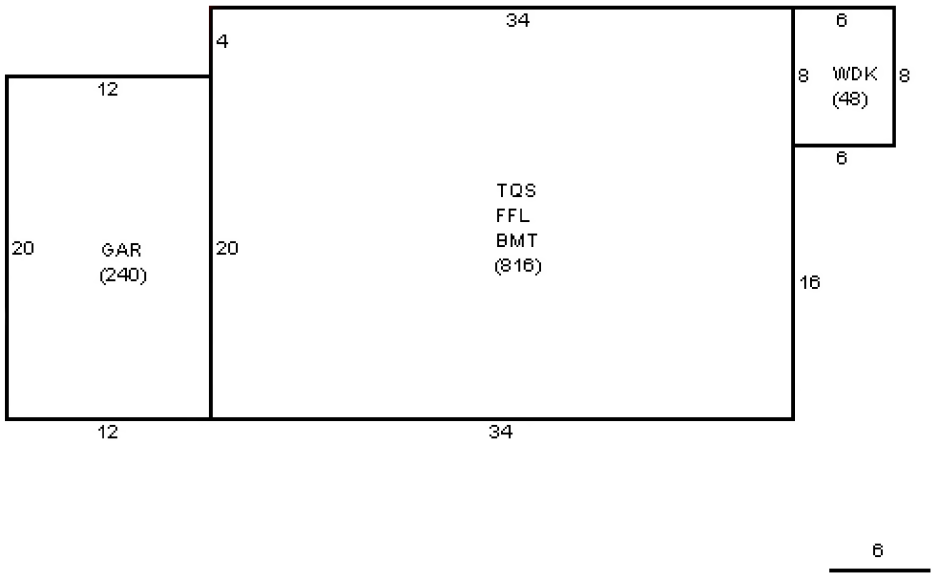
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.02
Special Features:	0	Val/Su Net:	92.18
Final Total:	233400	Val/Su SzAd	163.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	49.750	40,596
FFL	First Floor	816	147.010	119,964
TQS	3/4 Story	612	147.010	89,973
GAR	Garage	240	25.160	6,039
WDK	Deck	48	15.840	760

Net Sketched Area:	2,532			Total:	257,332
Size Ad	1428	Gross Area	2736	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0043.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	14X10	A	AV	1970	4.93	T	39.2	101			400			400

More: N	Total Yard Items:	400	Total Special Featues:		Total: 400